

# **SUBDIVISION ANALYSIS**

**MAY 26, 2010**

**SV-2-2010**

**Leon Avenue – Street Vacation**

**3550 South 2950 West**

## **BACKGROUND**

The West Valley City Community & Economic Development Department is requesting a street vacation for the eastern portion of Leon Avenue. This street was platted as part of the Holmberg Subdivision which was recorded in December 1959. The request to vacate the right-of-way is in anticipation of the City Center development. Proposed improvements and forthcoming development are the driving force behind the street vacation.

The City owns property on the north, east and south sides of the proposed vacated right-of-way. As plans move forward regarding the City Center, various modifications to subdivision plats and dedicated rights-of-way will undoubtedly take place, thus needing review and approval from the Planning Commission and City Council.

The vacated right-of-way will not adversely affect residents who use this road to access housing. The vacating ordinance will include language that protects this access and other utility installations until such time as they are not needed.

According to City ordinance, streets and/or alley vacations shall be reviewed by the Planning Commission with a recommendation to the City Council.

## **RECOMMENDATION**

1. Approval of the street vacation plat.
2. Continue the application due to issues raised at the public hearing.